

## **PORT ST. JOE, FLORIDA**

### **REGULAR MEETING**

**JANUARY 22, 2008**

The Gulf County Board of County Commissioners met this date in regular session with the following members present: Chairman Billy E. Traylor, Vice Chairman Nathan Peters, Jr., and Commissioners Carmen L. McLemore, Bill Williams, and Jerry W. Barnes.

Others present were: County Attorney Timothy McFarland, Clerk Becky Norris, Clerk Executive Administrator Towan Kopinsky, Clerk Finance Officer Carla Hand, Chief Administrator Don Butler, Deputy Administrator Lynn Lanier, Building Official Lee Collinsworth, Code Enforcement Officer Michael Aiken, Emergency Management Director Marshall Nelson, Emergency Management/911 Coordinator Ben Guthrie, Grant Writer Loretta Costin, Gulf County E.M.S. Director Shane McGuffin, Human Resources Director Denise Manuel, Mosquito Control Director Mark Cothran, Planner David Richardson, Solid Waste Director Joe Danford, T.D.C. Director Paula Pickett, Sheriff Joe Nugent, and Sheriff's Office Major Bobby Plair.

Sheriff Nugent called the meeting to order at 6:02 p.m., E.T.

Commissioner Barnes opened the meeting with prayer, and Vice Chairman Peters led the Pledge of Allegiance to the Flag.

### **CONSENT AGENDA**

Commissioner Barnes motioned to approve the following Consent Agenda items, and Commissioner Williams seconded the motion for discussion. Following discussion, the Board agreed to remove Item #6 (pages 46-48), and the motion passed unanimously.

1. Minutes - January 8, 2008 -Special Meeting
  - January 6, 2008 - Workshop
  - January 8, 2008 - Regular Meeting
2. Appointment -Economic Development Council (E.D.C.) Members (Jim Garth, Tom Graney, Joe Rentfro)
3. Easement - Manson Construction - GPS Base Station (Beach Nourishment Project \* Bid #0607-34)
4. Invoice -Agency for Health Care Administration -Medicaid (October, 2007 \* \$13,056.17 / November, 2007 \* \$7,348.83 / December, 2007 \* \$2,585.00 \* to be paid from Account #52264-34100)

- Cathey Construction & Development - Courthouse Roof Project  
(Bid #0607-07 \* Invoice #12 \* \$42,156.90 \* to be paid from Account #26219-62100)
  - City of Port St. Joe - Beaches (Highland View) Sewer Project  
(Invoice #4 \* \$1,001,711.41 \* to be paid from Account #33035-81000)
  - City of Wewahitchka - Toro Sand Pro, Rake & Accessories  
(\$550.00 \* to be paid from Account #57172-81200)
  - Dolomite, Inc. - Beacon Hill Park (#113389 \* \$156.48 / #113390 \* \$153.04 / #113417 \* \$153.36 / #113418 \* \$157.68 \*  
to be paid from Account #41441-53000 - District 3 Road Bond Funds)
  - Preble-Rish, Inc. -Cape Bike Path Phase III (#65485 \* \$19,120.00 \*  
to be paid from Account #40341-31000)
  - Preble-Rish, Inc. - C. R. 22A/Lake Grove Road S.C.O.P. (#65491 \* \$28,608.00 \* to be paid from Account #40641-31000)
  - Preble-Rish, Inc. - Wetappo Landfill Closure (#76032 \* \$4,457.30 \*  
to be paid from Account #46234-34000)
  - St. Joseph Bay Humane Society - Animal Housing (December, 2007 \* \$1,421.00 \* to be paid from Account #43262-82000)
  - Williamson Well Drilling Donnie Wayne Brake Park Well  
(Bid #0708-05 \* \$3,750.00 \* to be paid from Account #26472-63000)
  - Windolf Construction - Gulf County Welcome Center (Bid #0607-16 \* #4 \* \$59,953.90 \* to be paid from Account #27452-81001)
5. S.H.I.P. - Rehabilitation Assistance (O.B. "Orbie" Franklin \* \$5,500.00)  
- Subordination Agreement (Whitehurst/JPMorgan Chase Bank)
- \*\*DELETE\*\*** 6. Solid Waste Tipping Fees - Write-off of Late Fees & Surcharges

7. Travel - National Hurricane Conference (3/31-4/4 \* Orlando, FL)

(End of Consent Agenda)

### **HARBOR WALK FINAL PLAT REVISION**

Commissioner Williams discussed that he voted on the Harbor Walk Final Plat Revision at the last meeting, and he should have abstained. He then motioned to set aside the motion approving this plat revision (the public hearing process will be done again). Commissioner McLemore seconded the motion, and it passed unanimously.

### **PUBLIC HEARINGS - P.D.R.B. RECOMMENDATIONS**

The Board then considered the following recommendations from the January 22, 2008 meeting of the Planning & Development Review Board:

#### **SMALL-SCALE MAP AMENDMENT APPROVAL CADY**

Pursuant to advertisement to hold a public hearing to consider approval of a Small-Scale Map Amendment requested by Kenneth Cady (Parcel ID #01360-000R \* S35, T3S, R10W \* 6.5 Acres), County Attorney McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner McLemore motioned to approve the Small-Scale Map Amendment, changing the land use from Agricultural to Mixed Commercial/Residential as recommended by the Planning & Development Review Board. Commissioner Barnes seconded the motion, and it passed unanimously.

#### **SMALL-SCALE MAP AMENDMENT APPROVAL LAU**

Pursuant to advertisement to hold a public hearing to consider approval of a Small-Scale Map Amendment requested by David Lau (Parcel ID #01692-000R \* S14, T4S, R10W \* 10 Acres), County Attorney McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner McLemore motioned to approve the Small-Scale Map Amendment, changing the land use from Agricultural to Residential as recommended by the Planning & Development Review Board. Commissioner Williams seconded the motion, and it passed unanimously.

#### **SMALL-SCALE MAP AMENDMENT APPROVAL HOUSE**

Pursuant to advertisement to hold a public hearing to consider approval of a Small-Scale Map Amendment requested by Mary Nell House (Parcel ID #00334-180R, #00334-165R, #00334-175R \* S5, T7S, R8W \* 10 Acres), County Attorney McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner McLemore motioned to approve the Small-Scale Map Amendment, changing the land use from Residential to Mixed Commercial/Residential as recommended by the Planning & Development Review Board. Commissioner Barnes seconded the motion, and it passed unanimously.

## **SMALL-SCALE MAP AMENDMENT APPROVAL SUTTON**

Pursuant to advertisement to hold a public hearing to consider approval of a Small-Scale Map Amendment requested by Robert A. Sutton (Parcel ID #01555-001R, #01555-000R \* S11, T4S, R10W \* 9.42 Acres), County Attorney McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner McLemore motioned to approve the Small-Scale Map Amendment, changing the land use from Residential to Mixed Commercial/Residential as recommended by the Planning & Development Review Board. Commissioner Barnes seconded the motion, and it passed unanimously.

## **NON-RESIDENTIAL DEVELOPMENT - RISH PARK**

Pursuant to advertisement to hold a public hearing to consider approval of a Non-Residential Development for William J. Rish Park (Parcel ID #06352-000R), County Attorney McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner McLemore motioned to approve the Non-Residential Development for William J. Rish Park, as recommended by the Planning & Development Review Board. Commissioner Barnes seconded the motion, and it passed unanimously.

## **STONE MILL CREEK WATER PROJECT, PHASE I - CITY OF WEWAHITCHKA**

Pursuant to advertisement to hold a public hearing to consider approval of the Stone Mill Creek Water Project, Phase I for the City of Wewahitchka, County Attorney McFarland read the public hearing notice and called for public comment. There being no public comment, Commissioner McLemore motioned to approve the Stone Mill Creek Water Project, Phase I for the City of Wewahitchka, as recommended by the Planning & Development Review Board. Commissioner Williams seconded the motion, and it passed unanimously.

## **INVOICE - DONNIE WAYNE BRAKE MEMORIAL PARK (BID #0708-06)**

Upon recommendation by Grant Writer Costin, Commissioner McLemore motioned to approve an A & R Fence invoice, in the amount of \$4,225.00 (to be paid from Account #46472-63000), for fencing and installation at Donnie Wayne Brake Park located in Highland View. Commissioner Williams seconded the motion, and it passed unanimously.

## **DEAD LAKES PARK / CAMPING FEES**

Grant Writer Costin discussed checking with other parks regarding overnight camping fees, and recommended that the Board increase the camping fees at Dead Lakes Park from \$10.00 to \$14.00 (primitive campsites) and from \$15.00 to \$18.00 (RV Sites). Commissioner McLemore motioned to approve this recommendation, and Commissioner Peters seconded the motion for discussion. Commissioner Peters reported that State Parks charge in the \$34.00 range for camping, and Grant Writer Costin stated that the research showed that the State Parks are in the \$20.00 range. Kellie Moree, Indian Pass Campgrounds Manager, appeared before the Board to reported that they charge \$38.00 per night, which is approximately \$8.00 more that what the State Park charges. She stated that primitive camping is generally \$18.00 (no water or electricity). Chairman Traylor discussed that the County does not have a full-time attendant, and they do not have septic tanks for everyone. After further discussion, the motion and second were amended to \$14.00 for primitive sites, and \$20.00 for RV sites. The motion then passed unanimously.

## **LEGISLATIVE PROPOSAL / SMALL-SCALE MAP AMENDMENTS**

Planner Richardson discussed proposed legislation that would reduce the Small-Scale Map Amendment Cycles from 2 per year to 1 per year, which would be devastating for Gulf County due to the large amount of Agricultural land we have. The Board agreed for Commissioner Williams to meet with Senator Lawson and Representative Patronis regarding this and several other important issues.

## **SLUDGE DUMPING / WETAPPO FARMS**

Solid Waste Director Danford reported on the monitoring of Wetappo Farms, stating that he has received data on all 10 sites, but has not received the map data. He stated that G.I.S. Director Warner is plotting the sites from the field sheets, and it will be presented to the Board when completed.

## **REJECT FINANCING BIDS - HONEYVILLE STORM SHELTER (BID #0608-42)**

County Attorney McFarland discussed the financing bid previously awarded to BB&T Governmental Finance, stating that there were closing fees associated with this company. He recommended that the Board reject this and all other bids received for financing of the Honeyville Storm Shelter (\$550,000.00), and re-advertise for bids for this financing. Upon motion by Commissioner Peters, second by Commissioner McLemore, and unanimous vote, the Board approved this recommendation. Commissioner McLemore reported that the County received \$84,000.00 in State funding for this project, and Representative Patronis is working to assist the County in obtaining Federal funding as well.

### **BIDS - DESIGN/BUILD OF FIRE STATIONS (BID #0708-09)**

Chief Administrator Butler discussed the design/build proposals received for the fire stations, stating that the Board needs to decide how to proceed (the companies have been ranked if the County is ready to take action). After discussion by Commissioner Williams, he motioned to reject these proposals and re-advertise this project with new specifications. Commissioner Barnes stated that South Gulf County Fire Department does not want to proceed with this type of construction for their facility. After further discussion, Commissioner McLemore seconded the motion, and it passed unanimously.

### **2005-06 AUDIT**

Chief Administrator Butler presented a memorandum to the Board regarding issues from the 2005-06 audit, stating that he will put it in the Consent Agenda for the February 12, 2008 meeting to allow them time to review it.

### **SOUTH GULF COUNTY FIRE DEPARTMENT - DESIGN/BUILD BIDS**

James Christie, of South Gulf County Fire Department, appeared before the Board to discuss a fire station at Cape San Blas (as soon as possible) for insurance reasons. After discussion, Commissioner McLemore motioned for Commissioner Williams and Commissioner Barnes to meet with the fire chiefs regarding the bid for design/build of the fire stations. Commissioner Barnes seconded the motion, and it passed unanimously.

### **INVOICE - ROAD BOND PAVING PROJECT (BID #0607-11)**

On behalf of Road Department Superintendent Knee, Chief Administrator Butler presented invoice #65497 from Preble-Rish, Inc., in the amount of \$4,442.96 (to be paid from Account #41441-31000), for work completed on the Road Bond Paving Program. Upon motion by Commissioner McLemore, second by Commissioner Williams, and unanimous vote, the Board approved payment of this invoice.

### **OVERSTREET WATER SYSTEM C.D.B.G.**

Chief Administrator Butler reported to the Board that he received notification this afternoon that the C.D.B.G. grant for the Overstreet Water System will be withdrawn (due to the delay in working on this project). He stated that the County must meet with D.C.A. immediately to see if something can be worked out to get an extension. After discussion regarding issues that have held up this project, Chairman Traylor stated that the City, the Engineers, and anyone else involved in this project also needs to go meet with D.C.A. Commissioner McLemore motioned to hold payment of Invoice #4 from the City of Port St. Joe for the Beaches Sewer System, in the amount of \$1,001,711.41 (approved earlier in this meeting), until this issue is resolved. Commissioner Williams seconded the motion, and it passed 4 to 1, with Commissioner Peters voting no.

Michael Hammond, of Preble-Rish, Inc., appeared before the Board to discuss that he does not believe the grant has anything to do with the City, the County is only connecting to the City's system. Commissioner Williams stated that \$638,000.00 is a lot of money to lose. The Board agreed for Chief Administrator Butler to schedule a meeting with D.C.A.

## **COUNTY STAFF**

Chairman Traylor thanked the staff for all of the hard work they do every day, stating that they do a great job.

## **HEALTHCARE TRUST COMMITTEE / SALES TAX FUNDS**

Health Department Administrator Kent appeared before the Board to request that they allow the Health Department to utilize some of the sales tax funds collected for indigent care to use as a match for the Low-Income Pool. Commissioner Williams discussed the low-income pool process, but protocol must be set and followed in relation to the Sales Tax Funds and Sacred Heart indigent care. After further discussion, Commissioner Williams motioned to table this matter for review. Commissioner McLemore seconded the motion, and it passed unanimously.

## **LEGISLATIVE ISSUES**

Health Department Administrator Kent, as Congressman Boyd's representative on the Regional Health Care Committee, requested that the Board present health care issues that they would like presented to the Legislature. Commissioner Williams discussed a meeting to be held on February 11, 2008, stating that the Board needs to present their issues to Health Department Administrator Kent as soon as possible.

## **BAY CARES**

Health Department Administrator Kent reported that Bay Cares has stopped taking Gulf County patients, and he gave the following report of savings to the County over the last few years: 2005 - 9 patients (\$3,752.00), 2006 - 14 patients (\$63,792.00), and there is no final number for 2007 but it is already over 14 patients. After discussion that they have discontinued seeing our patients because Gulf County only budgeted/paid Bay Cares a portion of what they requested (the County would need to pay them an additional \$1,409.00), Chairman Traylor added this topic to the Special Meeting scheduled for Monday, January 28, 2008 at 9:00 a.m., E.T.

### **HONEYVILLE STORM SHELTER/COMMUNITY CENTER (BID #0607-13)**

Upon inquiry by Commissioner McLemore, Chief Administrator Butler reported that the Contractor has determined that there is a leak and he will look for the leak at the Honeyville Community Center at the end of the week. Upon further inquiry by Commissioner McLemore, Clerk Norris reported that the final payment has been made to Cathey Construction & Development (as approved on January 14, 2008). Chairman Traylor stated that this project has a warranty, and County Attorney McFarland will make certain that the Contractor fulfills his obligations.

### **COURTHOUSE ROOF PROJECT (BID #0607-07)**

Commissioner Williams discussed a letter received from the Architect regarding rejection of the panels on the Courthouse Roof, requesting that County Attorney McFarland look into the County's recourse regarding this matter.

### **VOTING PRECINCT / WEWAHITCHKA**

Commissioner McLemore reported that he contacted Supervisor of Elections Griffin regarding the possibility of moving Precinct 1 from the Wewahitchka Community Center to the Honeyville Storm Shelter/ Community Center on a permanent basis, and she had no objection. He then motioned to move Precinct 1 to the Honeyville Storm Shelter/ Community Center on a permanent basis. Commissioner Williams seconded the motion, and it passed unanimously.

### **OVERSTREET WATER SYSTEM**

Commissioner Peters stated that he has a problem with holding payment to the City of Port St. Joe because of the Overstreet Water System C.D.B.G. He stated that the City does not need to talk to D.C.A. because this grant is the County's responsibility.

### **LANDFILL TIPPING FEES / WRITE-OFFS**

Commissioner Peters inquired about the request in the Consent Agenda that was removed (Item #6), in reference to writing-off tipping fees. Solid Waste Director Danford stated that they are trying to balance the books in his department, and he does make this recommendation. Commissioner Peters motioned to approve the request, and Commissioner McLemore seconded the motion. Upon discussion by Commissioner Williams regarding the amount to be written off for D.O.T., Solid Waste Director Danford discussed that they can continue to pursue collection (they just want to write it off on their ledgers so they will balance). The motion then passed unanimously.

### **2008-09 BUDGET**

Commissioner Peters stated for the record that he will not vote to reduce the budgets of Mosquito Control, E.M.S. or the Sheriff's Office.



### **NEIGHBORHOOD WATCH MEETING / BEACHES AREA**

Commissioner Williams reported that there will be a Neighborhood Watch Meeting at the Beaches Fire Station at 7:00 p.m., E.T. tonight.

### **ECONOMIC DEVELOPMENT COUNCIL (E.D.C.)**

Commissioner Williams discussed E.D.C. Committee appointments made earlier in the meeting, stating this is a step in the right direction. He also reported that he and Grant Writer Costin will meet with an outside entity tomorrow that is interested in coming to Gulf County. He stated that the Board needs to do everything they can to bring business to Gulf County.

### **AMERICUS AVENUE DITCH PROJECT (BID #0708-01)**

Commissioner Williams discussed the progress of the Americus Avenue Ditch Project, stating that there was a public safety issue so 15 m.p.h. speed zones have been implemented due to congestion in the area and children playing along Americus Avenue.

### **DONNIE WAYNE BRAKE MEMORIAL PARK**

Commissioner Williams reported that the Donnie Wayne Brake Memorial Park project in Highland View is near completion (the tennis court is the final item to be finished).

### **WHITE CITY PARK / BOAT RAMP BULKHEAD**

Commissioner Williams reported that he and Grant Writer Costin are working with Florida Fish & Wildlife on the bulkhead issue at White City Park.

### **HEALTH DEPARTMENT**

Health Department Administrator Kent appeared before the Board to request that they allow the Health Department to utilize their funds budgeted by the County (\$60,000.00) as a match for the Low-Income Pool program.

### **TOURIST DEVELOPMENT TAX**

Kellie Moree, Indian Pass Campground Manager, appeared before the Board to discuss increasing the Tourist Development "Bed" Tax for mosquito control and fire safety issues (because these are important to the tourists as well). T.D.C. Director Pickett discussed that use of this tax is restricted by Florida Statute, and invited Ms. Moree to attend the T.D.C. meetings to discuss her ideas. Ms. Moree also discussed the T.D.C. website (all of the great things are not mentioned), and stated that tourism is down due to mosquitoes/flies. T.D.C. Director Pickett reported that the tourist numbers they had were up by 11% over the previous year.

### **G.A.C. CONTRACTORS**

Chairman Traylor thanked Andrew Rowell (of GAC Contractors) for their service to Gulf County, not only with the Road Paving Project, but also for their private donations to the community (Sacred Heart, jobs, etc.). He requested that Mr. Rowell check to see if Charles Hilton, Allan Bense, Richard Dodd, and Derwin White can attend the next Board meeting so the Board can thank them all personally. Members of the Board agreed, and Commissioner Peters discussed that G.A.C. assisted the Association for Retarded Citizens with some paving on their parking lot at no charge last week. Commissioner Barnes discussed the striping that they did at no cost because of safety issues on C. R. 30. Chairman Traylor discussed that the economy is in a decline, and a business reaching out to a community in need deserves special recognition.

There being no further business and upon motion by Commissioner McLemore, the meeting did then adjourn at 7:08 p.m., E.T.

**BILLY E. TRAYLOR**  
**CHAIRMAN**

**ATTEST:**

**REBECCA L. NORRIS**  
**CLERK**

